



**STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097**

IN REPLY REFER TO:

Board of Land and
Natural Resources
State of Hawaii
Honolulu, Hawaii

Amendment No. 15 to Lease No. DOT-A-92-0018
Restaurant and Lounge Concession Lease
Host International Inc., Honolulu International Airport

OAHU

PURPOSE:

To amend the existing Lease at the Honolulu International Airport for allowance of additional spaces to facilitate seven (7) grease interceptors. Under Article III of the Lease, the specific area assigned or provided for the concession activity may be changed at the discretion of the Director of Transportation.

APPLICANT:

Host International, Inc. whose business address is 6905 Rockledge Drive, Bethesda, Maryland 20817.

LEGAL REFERENCE:

Chapter 102, and Section 261-7, Hawaii Revised Statutes, as amended.

LOCATION AND TAX MAP KEY:

Honolulu International Airport; 1st Division -1-1-03: Portion of 1 (Honolulu)

ZONING:

| | |
|--------------------------|------------------|
| State Land Use District: | Urban |
| County of Honolulu | Industrial (I-2) |

LAND TITLE STATUS:

Section 5(1) lands of the Hawaii Admissions Act: Non-Ceded
DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: Yes__ No X

PREMISES:

- a. Building 350, Space No. 157B, containing an area of approximately 177 square feet shown on attached Exhibit B-33 dated September 2010.
- b. Building 310, Space No. 171, containing an area of approximately 97 square feet shown on attached Exhibit B-34 dated September 2010.
- c. Building 373, Space No. 173B, containing an area of approximately 112 square feet shown on attached Exhibit B-35 dated September 2010.
- d. Building 360, Space No. 162G, containing an area of approximately 140 square feet shown on attached Exhibit B-36 dated September 2010.
- e. Building 363, Space No. 136, containing an area of approximately 185 square feet shown on attached Exhibit B-37 dated September 2010.
- f. Building 341, Space No. B70, containing an area of approximately 188 square feet shown on attached Exhibit B-38 dated September 2010.
- g. Building 350, Space No. 170, containing an area of approximately 138 square feet shown on attached Exhibit B-39 dated September 2010.

TERM:

To run for the balance of the term of the existing lease that expires on April 30, 2020.

IMPROVEMENTS:

Applicant will construct, install, and cover all costs for seven (7) grease interceptors.

RENTAL:

LESSEE shall pay for additional spaces requested and granted by the LESSOR, the annual sum of ELEVEN THOUSAND ONE HUNDRED NINETY-NINE AND 60/100 DOLLARS (\$11,199.60) based on the applicable rental rate at \$10.80 per square foot per annum.

CHAPTER 343, HRS – ENVIRONMENTAL ASSESSMENT:

Pursuant to Section 11-200-8(a), Environmental Impact Statement Rules of the Department of Health, State of Hawaii, this disposition is exempt from requirements regarding preparation of an environmental assessment, negative declaration, or

environmental impact statement as required by Chapter 343, Hawaii Revised Statutes, as amended, relating to Environmental Impact Statements, because the proposed action falls within Exemption Class #3, Comprehensive Exemption List for the State of Hawaii, Department of Transportation dated November 15, 2000, as approved by the Environmental Quality Council. Exemption Class #3 construction and location of single, new small facilities or structures and the alteration and modification of same and installation of new, small, equipment and facilities and the alteration of modification of same including water, sewage, electrical, gas, telephone and other essential public utility services extensions to serve such structures.

REMARKS:

The applicant identified and requested additional spaces and the Department of Transportation Airports Division reviewed and determined that the additional spaces for grease interceptors are necessary for the proper and efficient operation of the Concession for disposal of fats, oils, and grease.

RECOMMENDATION:

The Board authorizes (1) the Department of Transportation to amend Article III. Premises of the subject Lease as herein outlined, which are by reference incorporated herein; (2) such other terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the State; and (3) review and approval by the Department of the Attorney General.

Respectfully submitted,

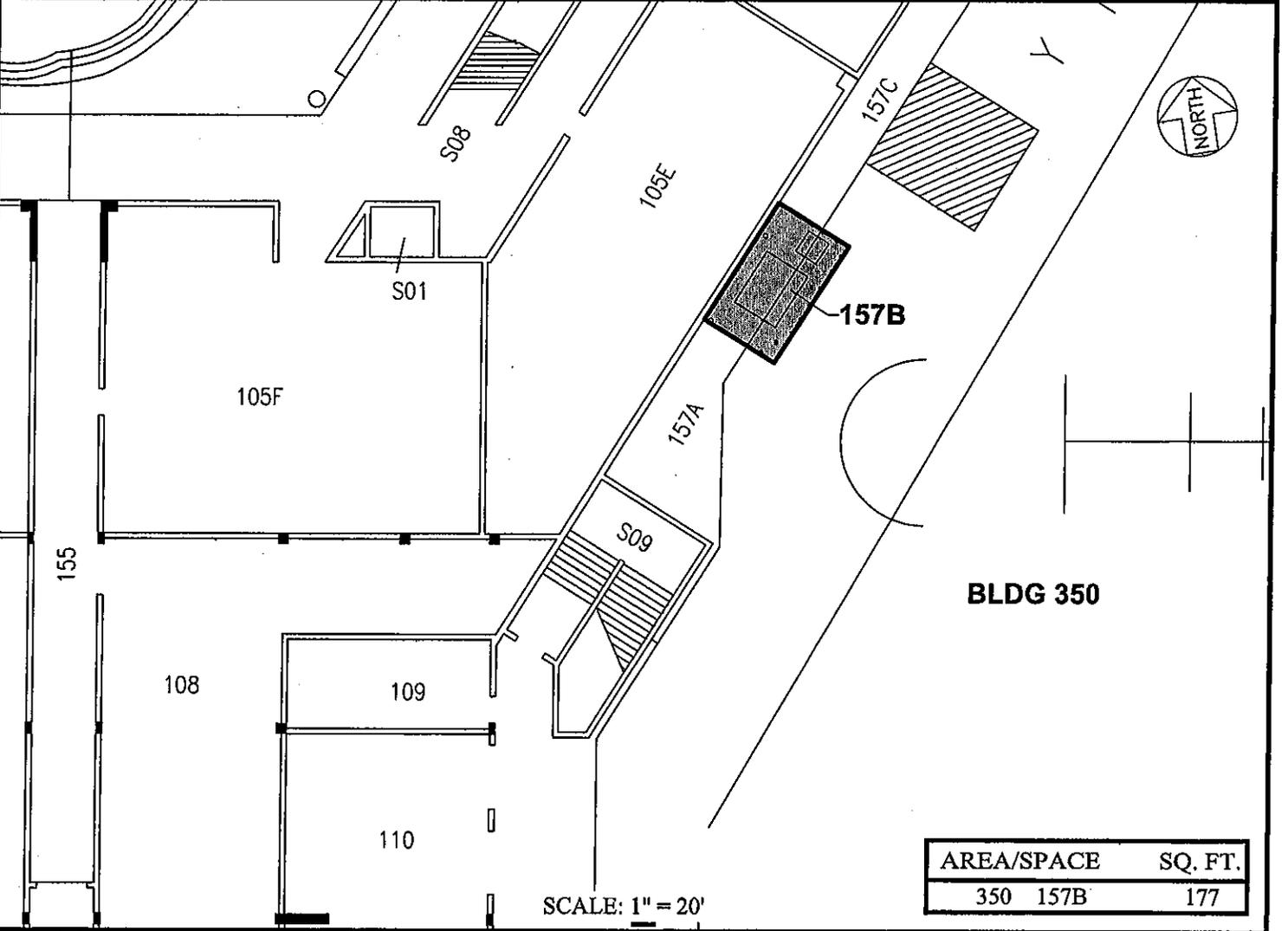
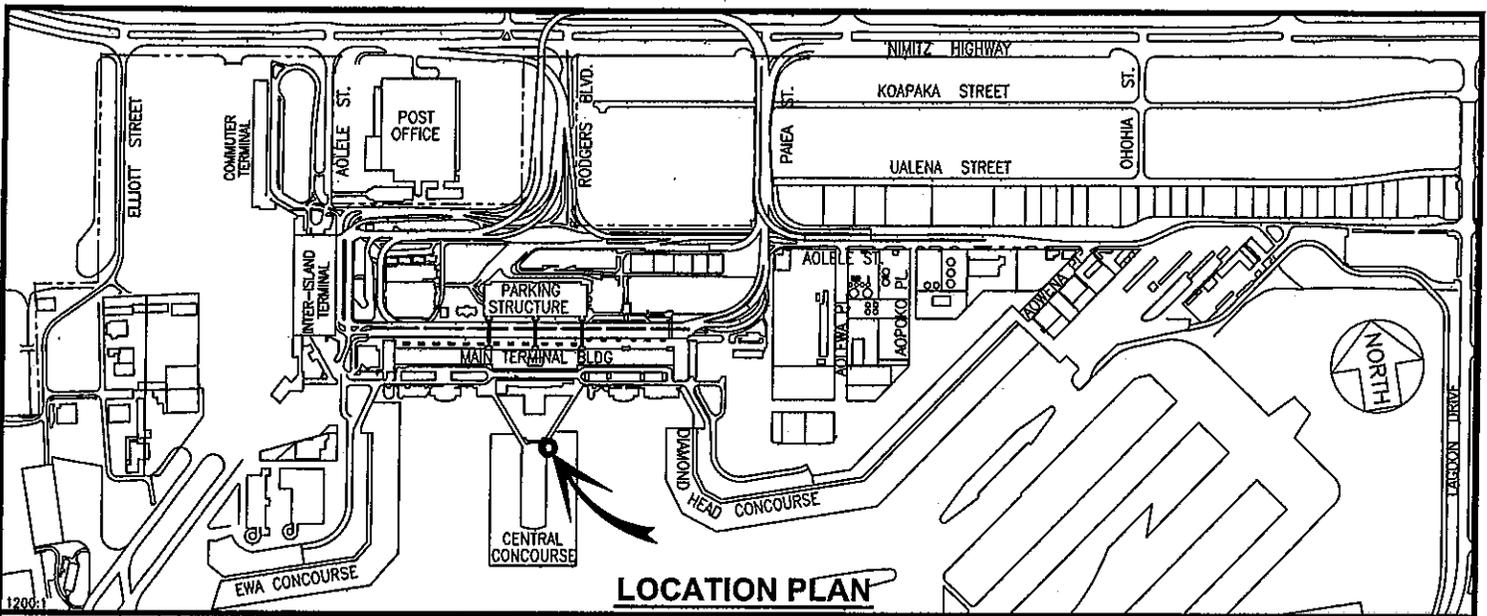


MICHAEL D. FORMBY
Interim Director of Transportation

APPROVAL FOR SUBMITTAL:



LAURA H. THIELEN
Chairperson and Member



| AREA/SPACE | SQ. FT. |
|------------|---------|
| 350 157B | 177 |

SCALE: 1" = 20'

DATE : SEPTEMBER 2010

EXHIBIT: **B-33**



Airports Division

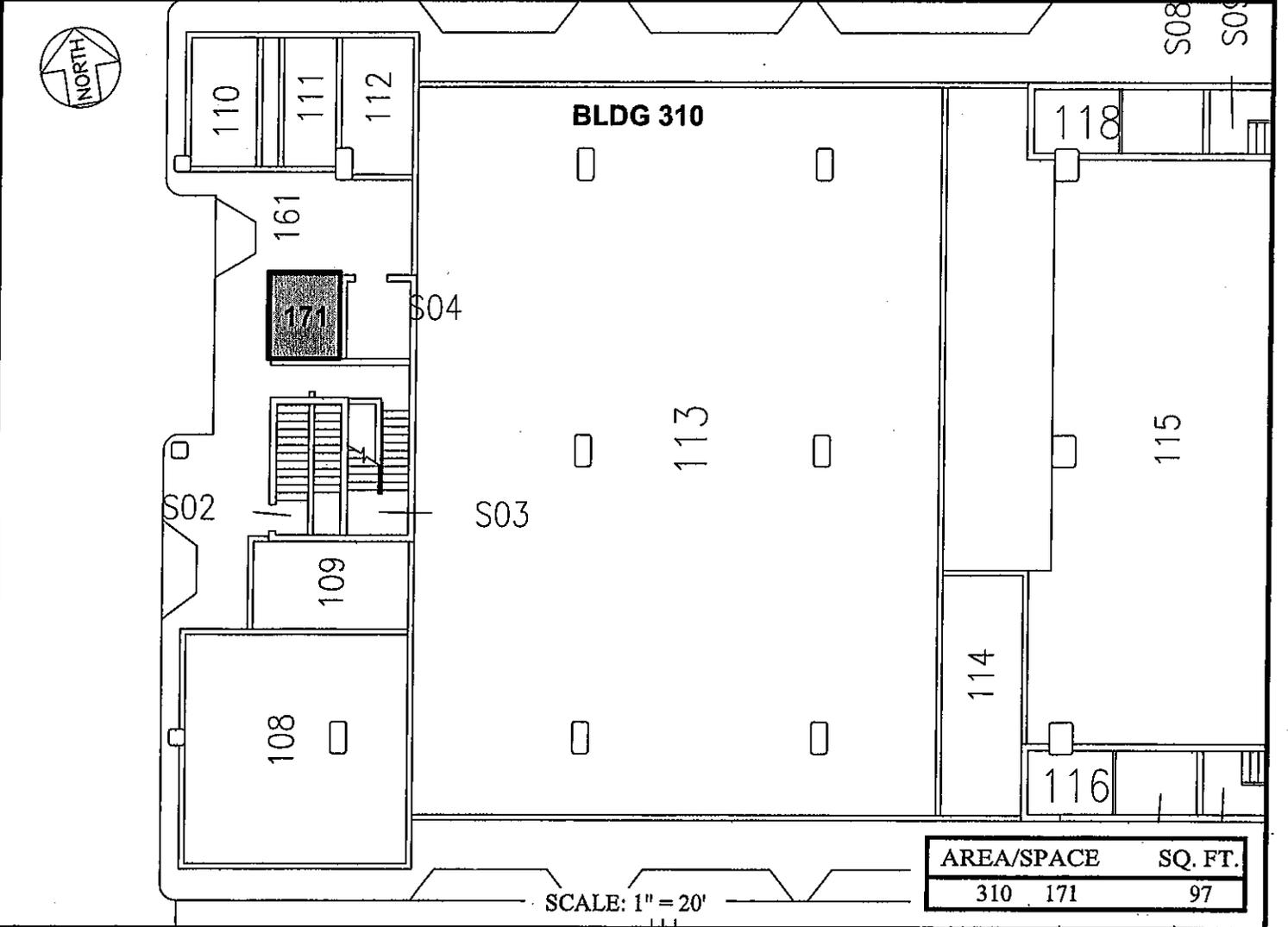
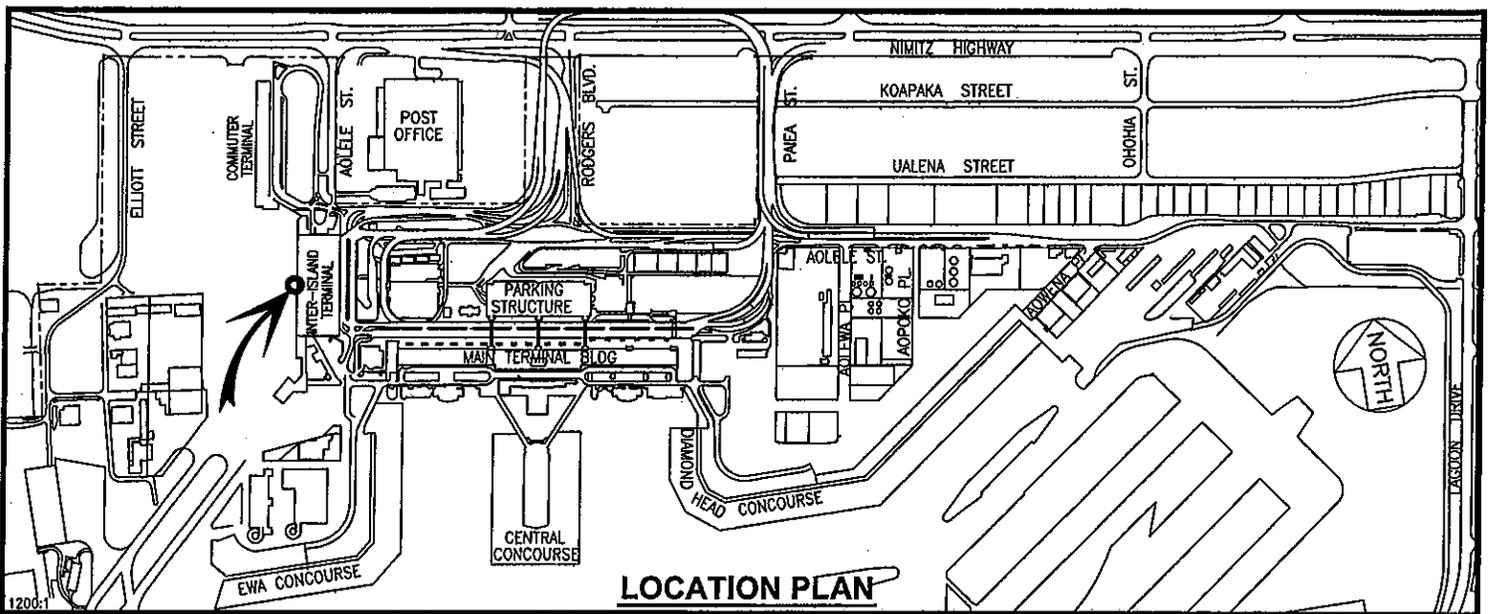
HOST INTERNATIONAL, INC.

BUILDING 350
CENTRAL CONCOURSE
GROUND LEVEL

350157B
PLAT B1

HONOLULU INTERNATIONAL AIRPORT

N:\EG_SECTION\NEAL\PM\EQ\GREASE\GI-2.DWG



DATE : SEPTEMBER 2010

EXHIBIT: **B-34**

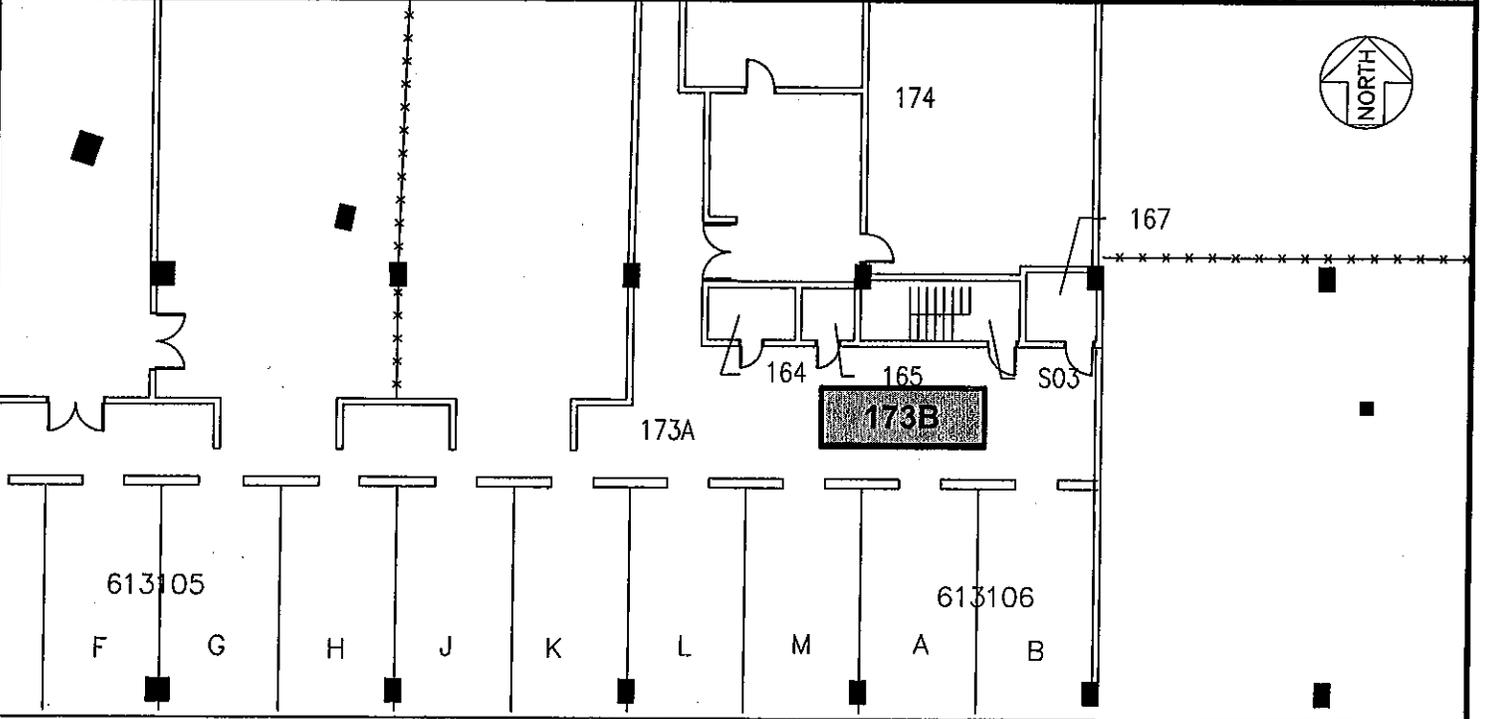
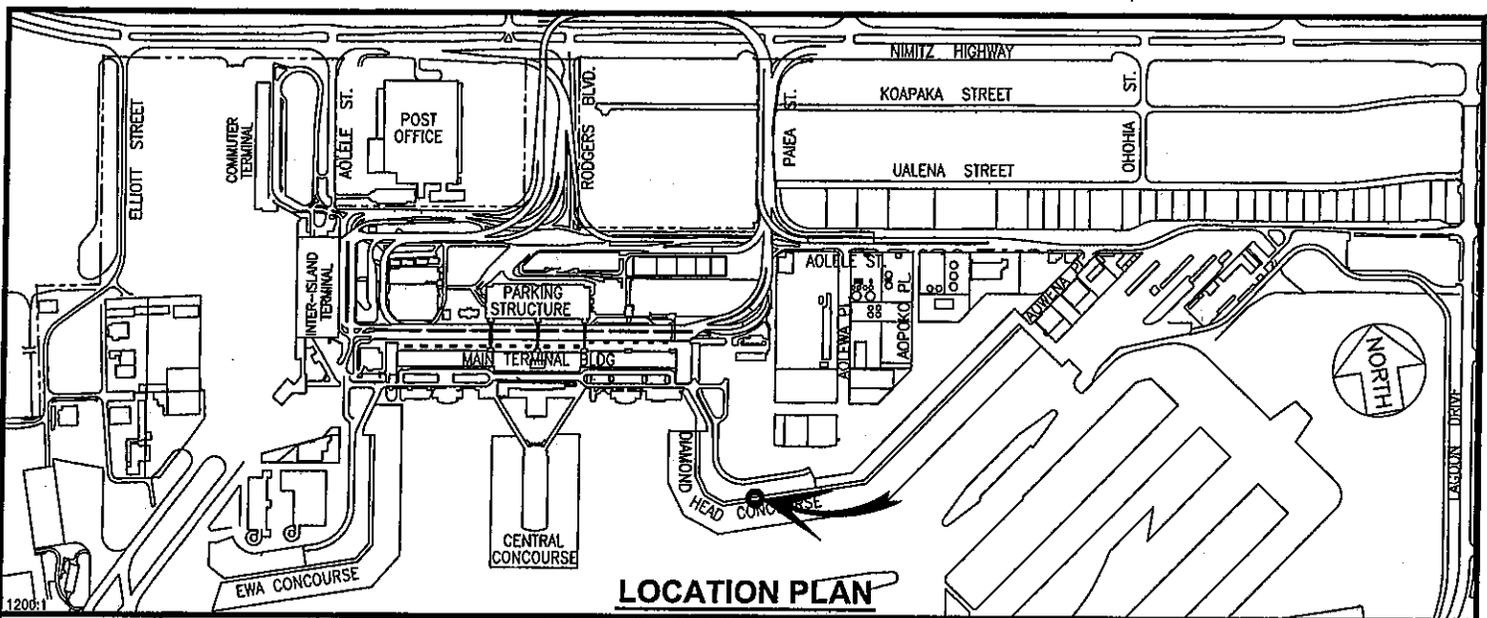


HOST INTERNATIONAL, INC.

BUILDING 310
INTER-ISLAND TERMINAL
GROUND LEVEL

310171
PLATE 1

HONOLULU INTERNATIONAL AIRPORT



BLDG 373

SCALE: 1" = 20'

| AREA/SPACE | SQ. FT. |
|------------|---------|
| 373 173B | 112 |

DOT-A-92-0018 (Amendment No. 15)

DATE : SEPTEMBER 2010

EXHIBIT: **B-35**



Airports Division

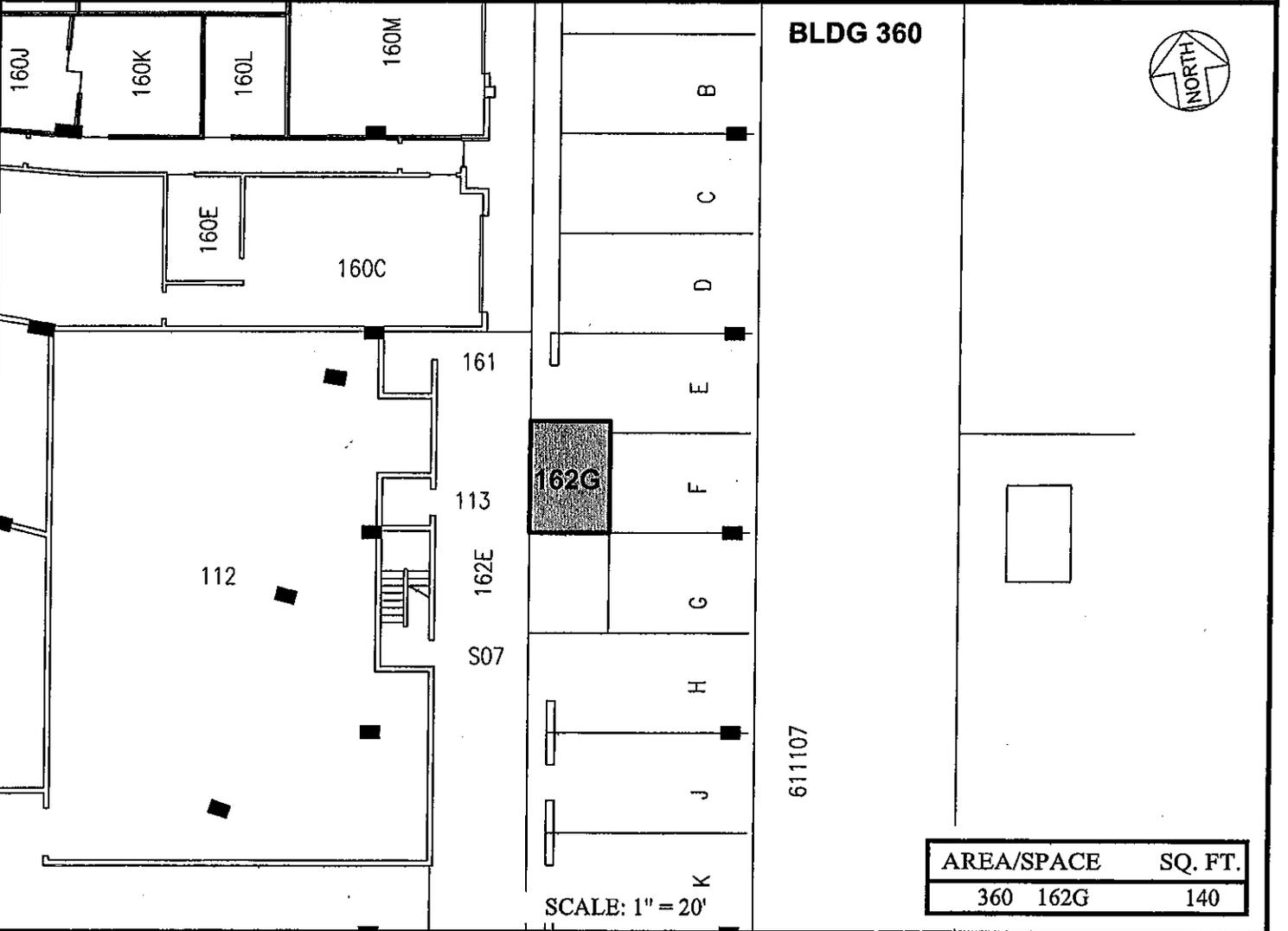
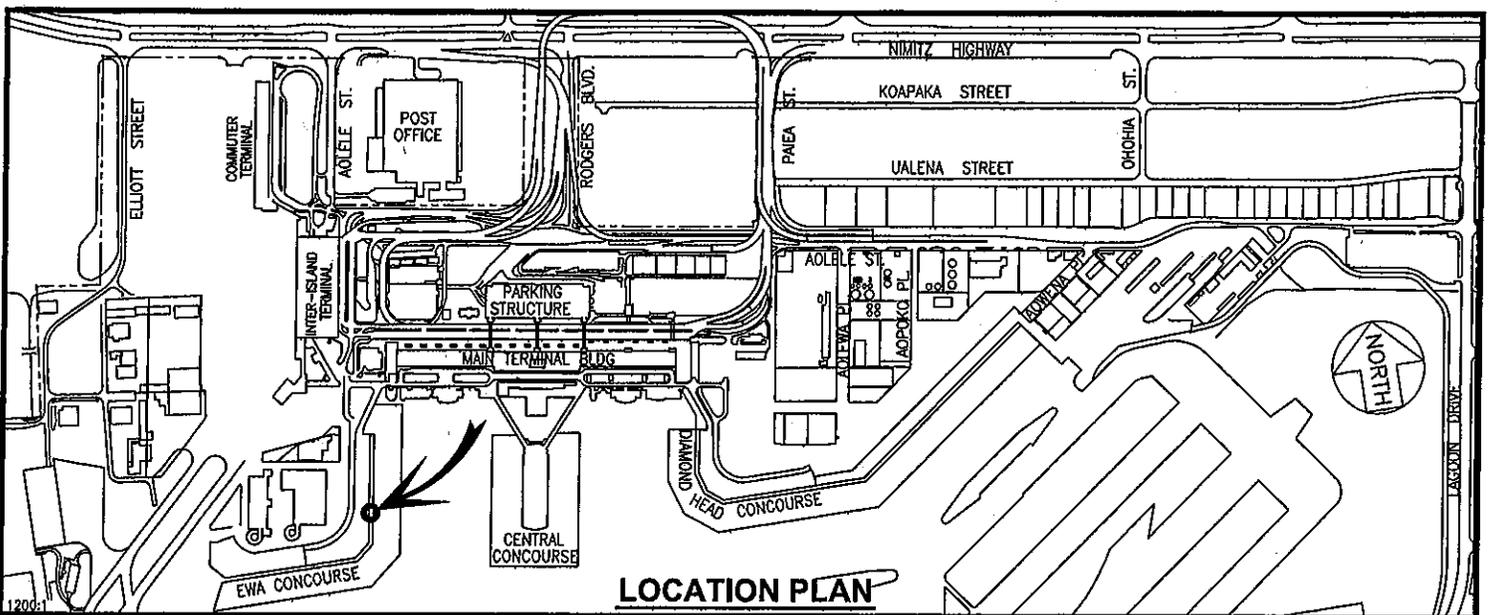
HOST INTERNATIONAL, INC.

BUILDING 373
DIAMOND HEAD GULLWING
GROUND LEVEL

373173B

PLAT M1

HONOLULU INTERNATIONAL AIRPORT



DOT-A-92-0018 (Amendment No. 15)

DATE : SEPTEMBER 2010

EXHIBIT: **B-36**

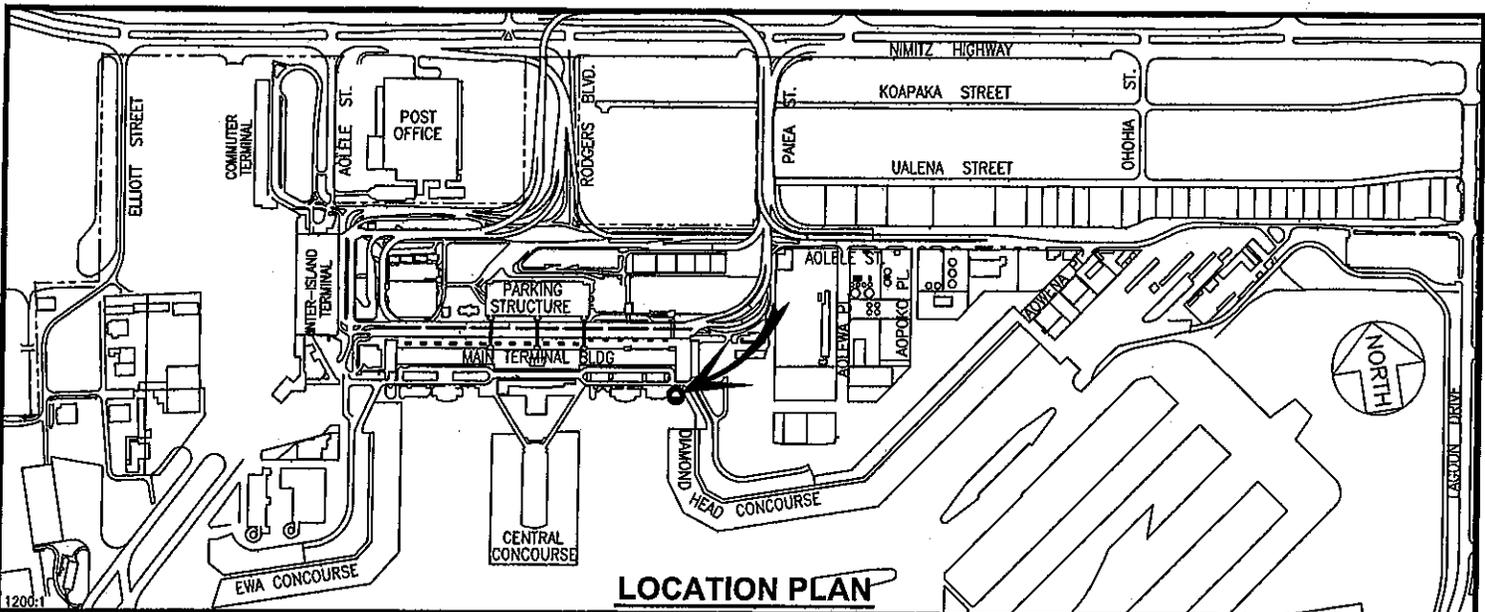


HOST INTERNATIONAL, INC.

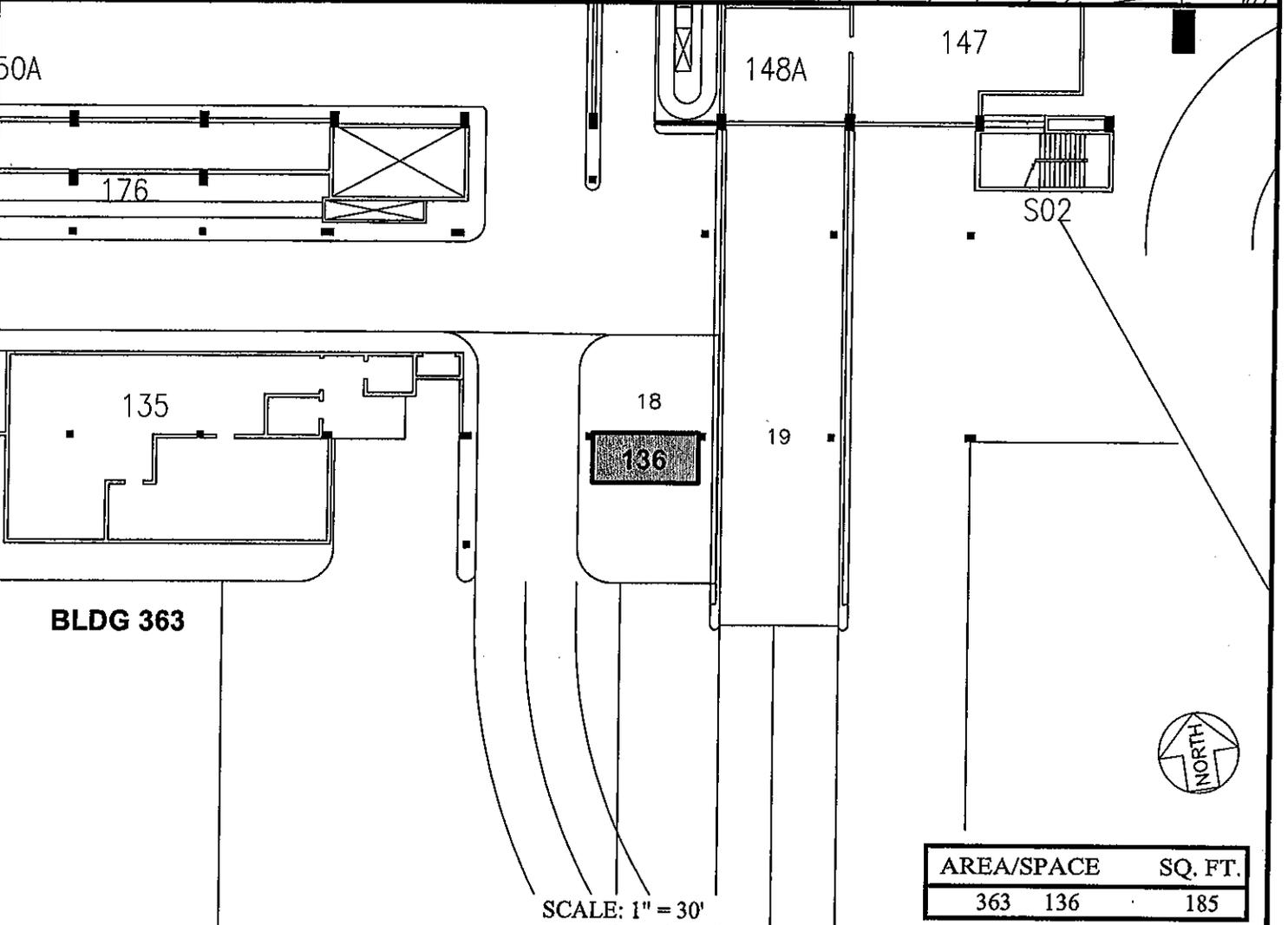
BUILDING 360
EWA CONCOURSE
GROUND LEVEL

360162G
PLAT F1

HONOLULU INTERNATIONAL AIRPORT



LOCATION PLAN



SCALE: 1" = 30'

| AREA/SPACE | SQ. FT. |
|------------|---------|
| 363 | 185 |
| 136 | |

DOT-A-92-0018 (Amendment No. 15) DATE : SEPTEMBER 2010 EXHIBIT: **B-37**



Airports Division

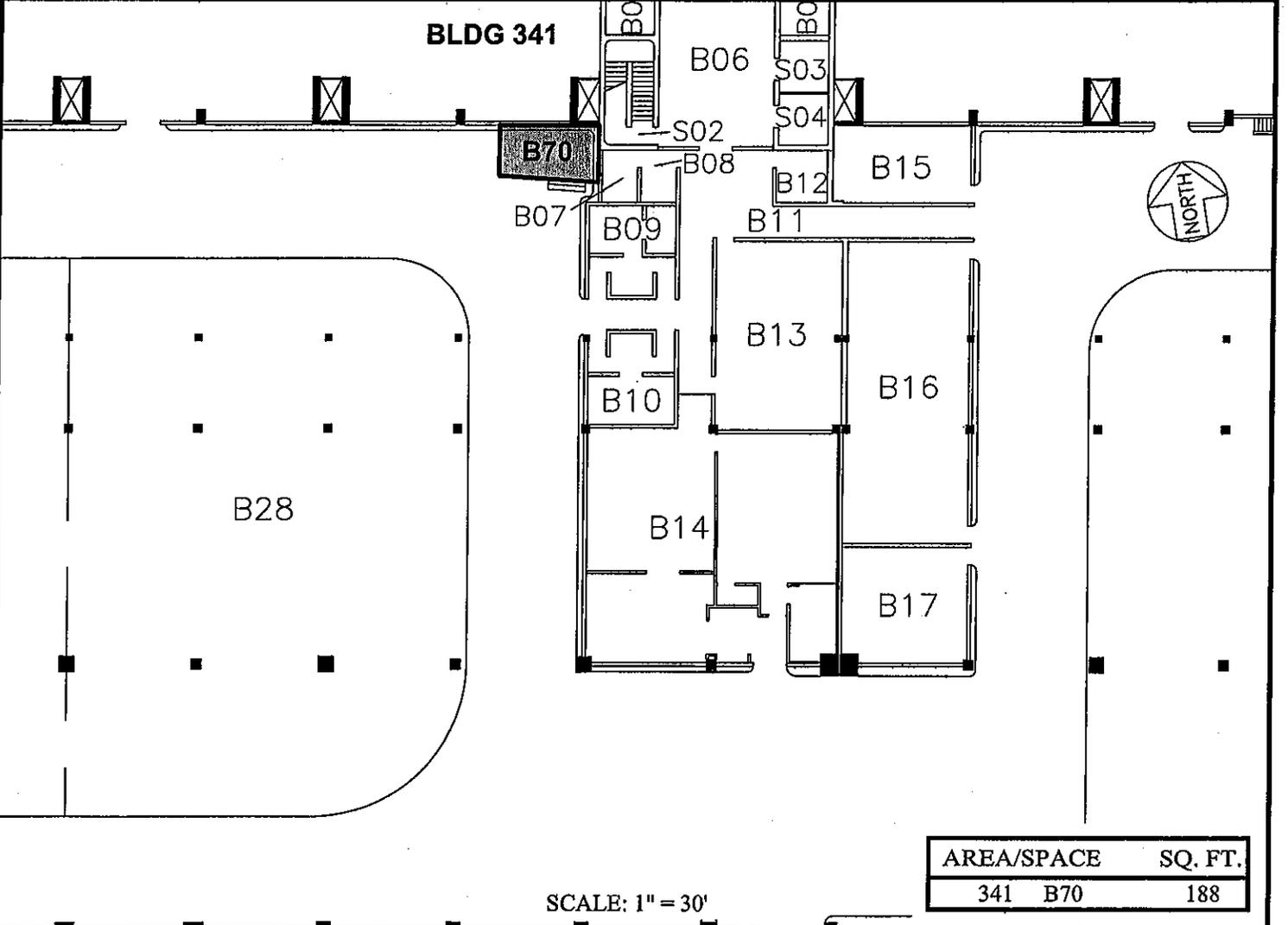
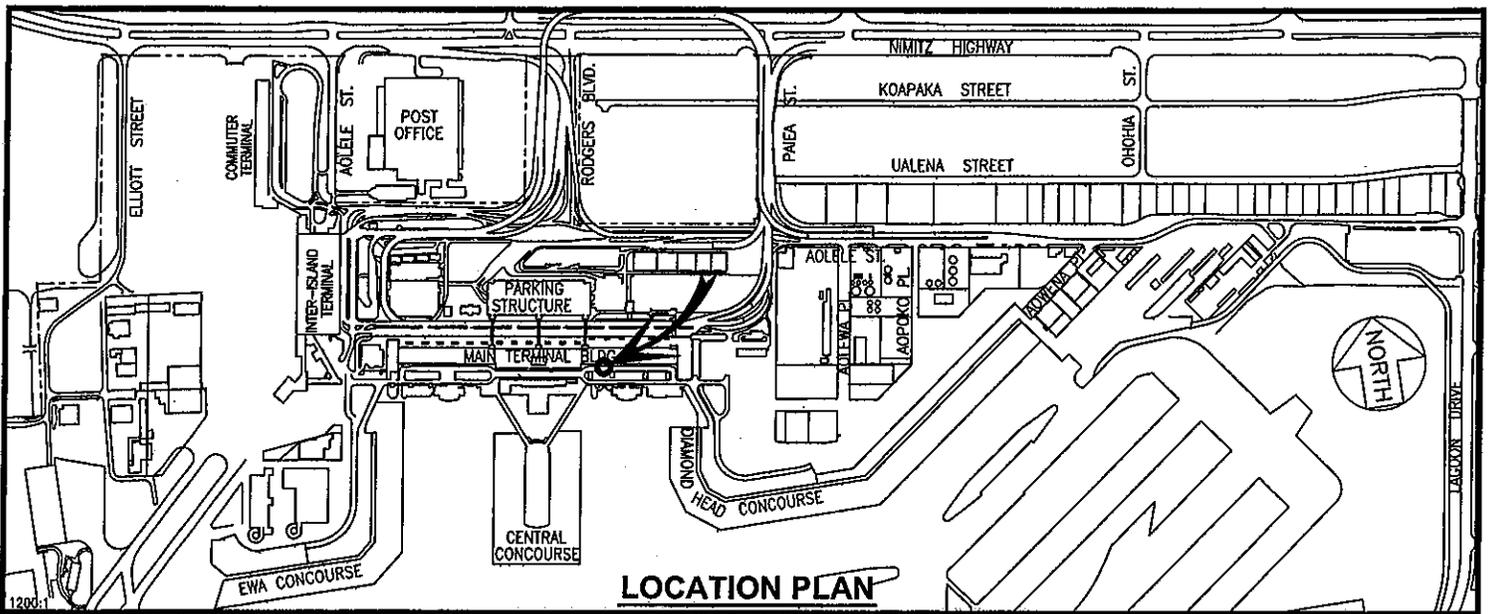
HOST INTERNATIONAL, INC.

BUILDING 363
DIAMOND HEAD CONNECTING LINK
GROUND LEVEL

363136
 PLAT M1

HONOLULU INTERNATIONAL AIRPORT

N:\EG_SECTION\NEAL\PM\EG\GREASE\GI-6.DWG



DOT-A-92-0018 (Amendment No. 15)

DATE : SEPTEMBER 2010

EXHIBIT: **B-38**

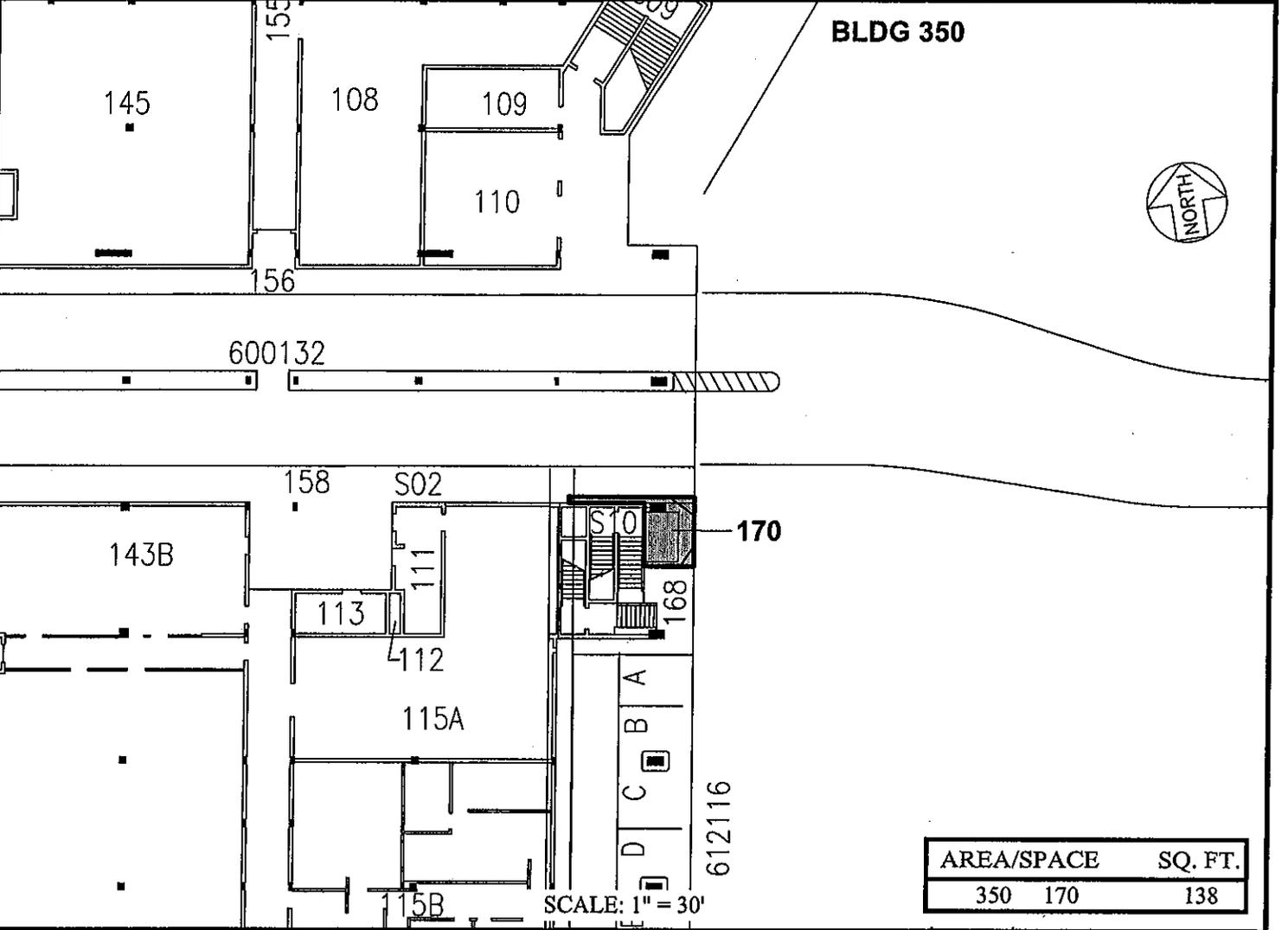
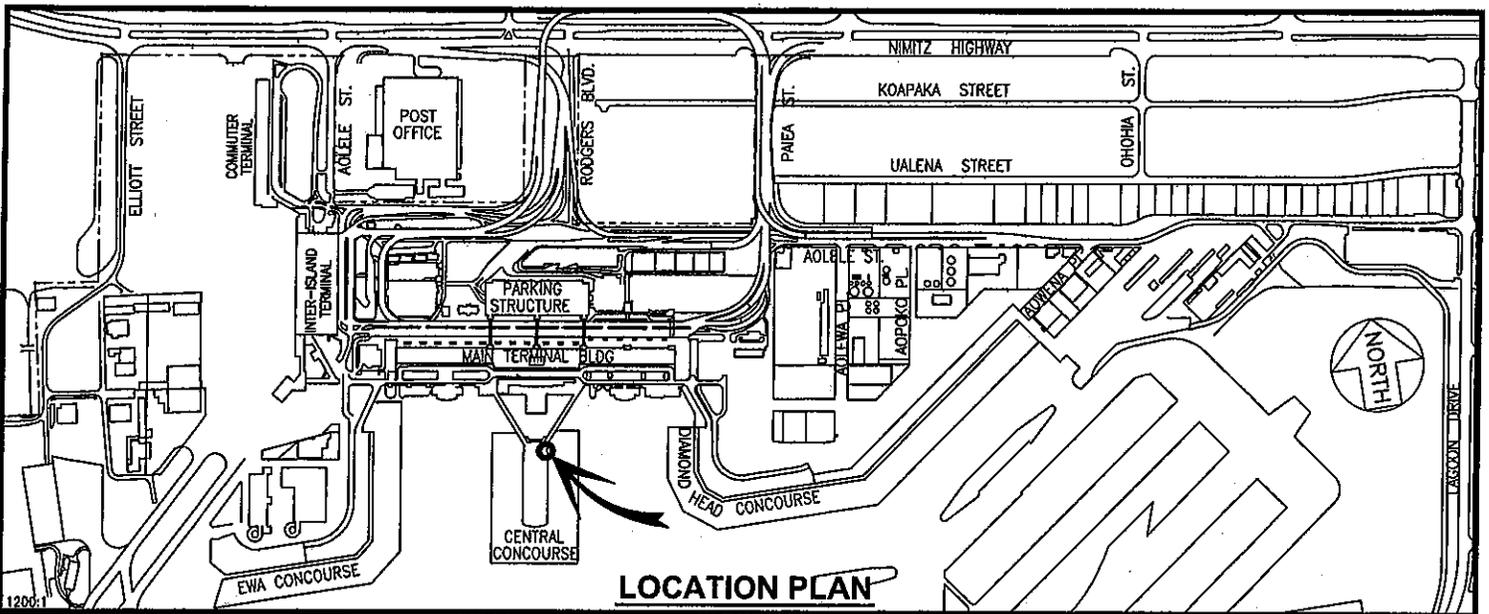


HOST INTERNATIONAL, INC.

BUILDING 341
DIAMOND HEAD EXTENSION
BASEMENT LEVEL

341B70
PLAT AB

HONOLULU INTERNATIONAL AIRPORT



| AREA/SPACE | SQ. FT. |
|------------|---------|
| 350 | 170 |
| | 138 |

DOT-A-92-0018 (Amendment No. 15) DATE : SEPTEMBER 2010 EXHIBIT: **B-39**



HOST INTERNATIONAL, INC,

BUILDING 350
CENTRAL CONCOURSE
GROUND LEVEL

350170
 PLAT B1

HONOLULU INTERNATIONAL AIRPORT